097.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,340,500 / 1,340,500
					USE VALUE:	1,340,500 / 1,340,500
					ASSESSED:	1,340,500 / 1,340,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HELMES THOMAS R &
Owner 2:	MAROTTA MARILYN J
Owner 3:	
Street 1:	64 OLD MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HELMES THOMAS R--ETAL -
Owner 2:	MAROTTA MARILYN J -
Street 1:	64 OLD MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 25,155 Sq. Ft. of land mainly classified as One Family with a Antique Building built about 1706, having primarily Clapboard Exterior and 3156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	25155.000	449,100	11,000	880,400	1,340,500
Total Card	0.577	449,100	11,000	880,400	1,340,500
Total Parcel	0.577	449,100	11,000	880,400	1,340,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.75 | /Parcel: 424.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

63308

GIS Ref

GIS Ref

Insp Date

02/27/19

!7906!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 097.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	449,100	11000	25,155.	880,400	1,340,500	1,340,500	Year End Roll	12/18/2019
2019	101	FV	471,800	11100	25,155.	880,400	1,363,300	1,363,300	Year End Roll	1/3/2019
2018	101	FV	471,800	11100	25,155.	754,700	1,237,600	1,237,600	Year End Roll	12/20/2017
2017	101	FV	471,800	11100	25,155.	704,300	1,187,200	1,187,200	Year End Roll	1/3/2017
2016	101	FV	471,800	11100	25,155.	603,700	1,086,600	1,086,600	Year End	1/4/2016
2015	101	FV	471,800	11200	25,155.	540,800	1,023,800	1,023,800	Year End Roll	12/11/2014
2014	101	FV	471,800	1600	25,155.	500,600	974,000	974,000	Year End Roll	12/16/2013
2013	101	FV	471,800	1600	25,155.	477,300	950,700	950,700		12/13/2012

PRINT

Date	Time
12/10/20	22:30:23

LAST REV

Date	Time
05/07/19	15:01:39
apro	
7906	

USER DEFINED

Prior Id # 1:	63308
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HELMES THOMAS R	60508-50		11/16/2012	Convenience	1	No	No		
	17992-316		4/1/1987		2	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2013	1573	Alterati	70,000	O				
11/6/2008	1404	Re-Roof	21,000					
3/27/1995	128		1,200					ADD WOOD STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2019	Meas/Inspect	DGM	D Mann
11/15/2018	MEAS&NOTICE	CC	Chris C
3/4/2014	Info Fm Prmt	EMK	Ellen K
4/21/2009	Meas/Inspect	189	PATRIOT
4/25/2000	Inspected	263	PATRIOT
11/8/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
8/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		25155		Sq. Ft.	Site		0	70.	0.50	4									880,425						880,400	

Total AC/HA: 0.57748 | Total SF/SM: 25155 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 880,425 | Spl Credit | Total: 880,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	1 - Antique		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1706	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	6	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.98269963
Const Adj.:	0.99989998
Adj $ / SQ:	93.347
Other Features:	118000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610129
Depreciation:	161074
Depreciated Total:	449055

COMMENTS

PORTABLE 4 PERSON SAUNA IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

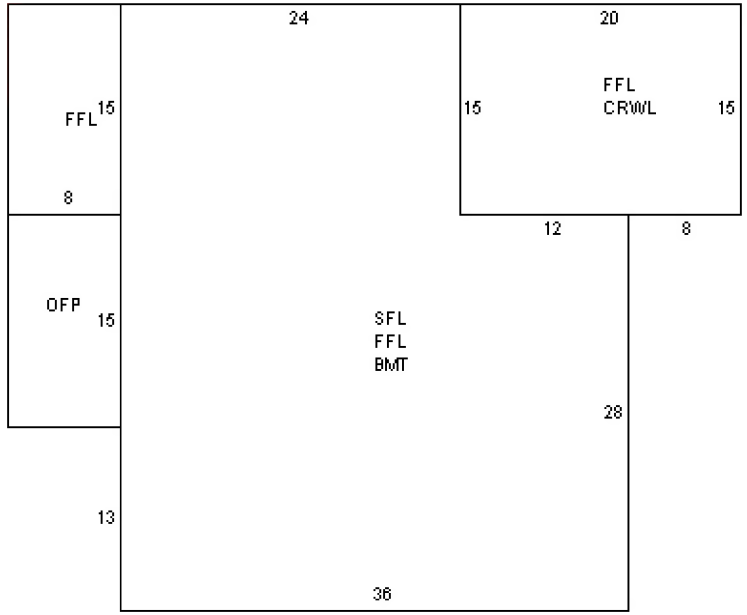
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	124.15
Special Features:	0	Val/Su Net:	90.84
Final Total:	449100	Val/Su SzAd	142.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,788	93.350	166,905
BMT	Basement	1,368	28.000	38,310
SFL	Second Floor	1,368	93.350	127,699
CRWL	Crawl Space	300	14.000	4,201
OFP	Open Porch	120	30.250	3,630

Net Sketched Area:	4,944	Total:	340,745
Size Ad	3156	Gross Are	4944	FinArea	3156
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

097.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
95	Sauna	M	Y	1	6X10	A	AV	1998	29.17	T	16.8	101			1,500			1,500
3	Garage	D	Y	1	24x20	VG	GV	2014	20.21	T	2.4	101			9,500			9,500

More:	N	Total Yard Items:	11,000	Total Special Featues:		Total:	11,000

IMAGE

AssessPro Patriot Properties, Inc